



TOWN OF LOS GATOS

PLANNING COMMISSION MEETING ACTION MINUTES

TOWN COUNCIL CHAMBERS

110 E. MAIN STREET

WEDNESDAY, NOVEMBER 9, 2005 -- 7:00 P.M.

(Meeting started at 8:15 P.M.)

Please refer to compact disk #11-09-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Michael Burke, Chair; Phil Micciche, Vice Chair; John Bourgeois, D. Michael Kane, Thomas O'Donnell, Lee Quintana and Joanne Talesfore

Absent: None

Others: Community Development Director Bud Lortz, Assistant Community Development Director Randy Tsuda, Associate Planner Suzanne Davis, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on landslides on cut roads in Orinda affecting four homes.

Joe Musser Commented on a tree behind Mountain Mike's Pizza which needs to be reviewed by the Town arborist. On behalf of his parents he commented on an existing storm drain problem.

APPROVAL OF MINUTES

October 26, 2005 - Motion by Commissioner Micciche and seconded by Commissioner Bourgeois to approve meeting minutes. Commissioner Quintana requested that the reasons why she could not support a vote on 16750 Farley Road be included in the minutes. Passed unanimously.

CONSENT CALENDAR - None

CONTINUED PUBLIC HEARING - None

NEW PUBLIC HEARINGS

ITEM 1 **15300 Shannon Road**
Subdivision Application M-05-03
Negative Declaration ND-06-01

Requesting approval of a subdivision to subdivide 15.1 acres into two parcels on property zoned HR-2 1/2. No significant environmental impacts have been identified as a result of this project and a Mitigated Negative Declaration is recommended. APN 537-24-026.

PROPERTY OWNER: Peter and Julie Donnelly

APPLICANT: FCI Construction Inc.

PUBLIC TESTIMONY by Peter Donnelly, Forrest Linebarger, Adrian Hall and Mark Shindel.

MOTION by Commissioner Kane and seconded by Commissioner Micciche to approve Subdivision Application M-05-03 and Negative Declaration ND-06-01. The required findings were made as noted in Exhibit A of report dated November 3, 2005 and the application incorporated the conditions as noted in Exhibit B of report dated November 3, 2005 with the modifications as noted below:

10. FUTURE ARCHITECTURE AND SITE APPROVALS (Lot 1): **Any home proposed shall be one story and the height shall be in conformance with the Hillside Development Standards and Guidelines as determined through the Architectural and Site approval process.**

11. WILDLIFE WATERING STATION: **A wildlife watering station shall be installed on Lot 2 to the satisfaction of the Director of Community Development.**

Motion carried 7-0 for approval.

Appeal rights recited by Mr. Korb.

ITEM 2 **14880-14890 Los Gatos Blvd**
Planned Development Application PD-06-01

Requesting approval of an amendment to an approved Planned Development to allow office condominiums and seven apartments to be owner-occupied condominiums on property zoned CH:PD. APN 424-10-079.

PROPERTY OWNER/APPLICANT: Cupertino Development Corp.

PUBLIC TESTIMONY by Rodger Griffin, Thomas Jackson and Lloyd Russell.

MOTION: Motion by Commissioner Bourgeois and seconded by Commissioner Micciche to forward a recommendation to the Town Council for final action on Planned Development Application PD-06-01.

Motion carried 5-2 with Chair Burke and Commissioner Quintana dissenting. (Verbatim meeting minutes will be forwarded in the report to Town Council of this discussion.)

No appeal rights recited as this item will be forwarded to Council for final action.

Commissioner Micciche leaves the meeting at this point. Commissioner Bourgeois asked to be recused due to a conflict of interest. Following item is heard by remaining five Commissioners.

ITEM 3 **Terminus of Shady Lane**
Planned Development Application PD-04-3
Environmental Impact Report EIR-04-001

Requesting approval of a proposed hillside Planned Development to subdivide 66.2 acres into 19 lots on property zoned HR-2 1/2. It has been determined that the project may cause significant impacts to the environment and an Environmental Impact Report has been prepared. APNS 527-12-001, 527-09-001, 004

PROPERTY OWNER: Highlands of Los Gatos LLC

APPLICANT: Sandy Harris

PUBLIC TESTIMONY by Sandy Harris, David Fox, Ray Davis, Valerie Geier and Michele Korpos.

MOTION: Motion by Commissioner Talesfore and seconded by Commissioner Kane to continue discussion of this item to a special meeting on Tuesday, November 15, 2005 at 7:00 p.m.

Motion carried 5-0 to continue to a date certain. Commissioners Micciche (left meeting early) and Bourgeois (recused) not in attendance for this vote.

No appeal rights recited.

CONTINUED OTHER BUSINESS - None

NEW OTHER BUSINESS - None

Sub-Committee Reports

Report from Director of Community Development

ADJOURNMENT

Chair Burke adjourned the meeting at approximately 11:15 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
November 9, 2005

Michael Burke, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development